

CITY OF STEINBACH  
Regular Council Meeting  
June 19, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, June 19, 2018 at City of Steinbach Council Chambers.

2. Mayor Chris Goertzen called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Susan Penner, Earl Funk, Jac Siemens, Cari Penner, John Fehr and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Corporate Services Manager Rhona Dundas and City Clerk, Deb Rempel.

3. Councillor John Fehr opened the meeting.

R18-132 4. Councillor Funk, Councillor Fehr RESOLVED that the agenda be adopted as amended:

Amendment: 7.A. Delegation - Robert Balfour - Calvary Chapel

-Un. Carried-

R18-133 5. Councillor Siemens, Councillor Zwaagstra RESOLVED that the minutes of the June 5, 2018, Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2018-09.

Variance V-2018-09

320 Main Street

Owners / Applicants: Skyprom Marketing Inc. and Solomon Budala Holdings Inc.

Purpose: To allow a 10' high fence around the air exchange units and HVAC units whereas the maximum height permitted in the "C2" zone is 6.5'.

6.1 City Manager, Troy Warkentin, introduced Variance V-2018-09 and reported that notices pursuant to The Planning Act had been completed.

6.2 No objections were received and no objectors were present.

6.3 Todd Peters, representing the applicant Skyprom Marketing Inc. was present at the hearing and prepared to answer questions.

6.4 There being no further discussion, Council meeting re-opened at 7:39 p.m.

R18-134 7. Councillor Fehr, Councillor C. Penner RESOLVED that the City of Steinbach approve Variance V-2018-09, allowing a 10 foot high fence only around the air exchange units and HVAC units.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2018-10.

Variance V-2018-10

404 First Street

Owners / Applicants: Abram and Helena Hiebert

Purpose: 1. To allow an overall site area of 4,247 square feet for a residential property within the 'C1' Commercial Neighbourhood Zone whereas a minimum of 5,500 square feet is required (Proposed Lot B); and

2. To allow a rear yard setback of 8.1 feet for proposed Lot A & B in a residential property within the 'C1' Commercial Neighbourhood whereas a minimum of 25 feet is required.

8.1 City Manager, Troy Warkentin, introduced Variance V-2018-10 and reported that notices pursuant to The Planning Act had been completed.

8.2 One letter of correspondence was received from Alayna Giesbrecht objecting to Variance V-2018-10 application.

8.3 Abram and Helena Hiebert, 222 Lilac Bay, the applicant and owner of 404 First Street was present at the hearing and provided that their intention is to build a smaller retirement home on the newly created lot.

8.4 Ernie Klassen, on behalf of Gary and Andrea Dyck, 408 First Street objected to Variance V-2018-10. He expressed concerns that the lot would be too small to build a house, reduce the value of the property, drainage concern and the newly created lot would infringe on their back yard.

8.5 Elizabeth Dyck, 209-388 First Street objected to Variance V-2018-10 expressing concern that the area was too small for a house.

8.6 Alayna Giesbrecht, 205 Barkman Avenue, submitted a letter of objection and reiterated that she objects to the variance and she provided that she objected to a similar file which was denied in 2006. She expressed traffic and safety concerns along Barkman Avenue.

8.7 Yvonne Schroeder, 420 First Street, objected to the variance and provided that she objected to the file in 2006. She expressed parking concerns along Barkman Avenue.

8.8 Henry Dyck, 209-388 First Street objected to Variance V-2018-10 expressing concern that the trees on the property would be removed.

8.9 Kristy Scheper, 426 First Street objected to Variance V-2018-10 expressing traffic concerns.

8.10 Abram and Helena Hiebert the applicant and owner returned to the podium and provided that there would not be a traffic increase concern as they have two vehicles and they are away in winter. Helena Hiebert reiterated that they want to build a smaller retirement home on the property.

8.11 The applicants were prepared to answer questions of Council.

8.12 There being no further discussion, Council meeting re-opened at 7:51 p.m.

R18-135 13. Councillor Siemens, Councillor Zwaagstra RESOLVED that the City of Steinbach deny Variance V-2018-10.

-Un. Carried-

R18-136 14. Councillor Siemens, Councillor Zwaagstra RESOLVED that the City of Steinbach deny Subdivision 4451-2018-8015, as applied for by Abram and Helena Hiebert.

-Un. Carried-

15. Council meeting recessed and Public Hearing was called to order at 7:55 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Conditional Use CU-2018-03.

Conditional Use CU-2018-03

131 PTH 12 North

Owner: Canadian Tire Real Estate Limited

Applicant: Signex Manufacturing Inc.

Purpose: 1. To allow a digital advertising sign to be located on the northeast corner of the property.

- 15.1 City Manager, Troy Warkentin, introduced Conditional Use CU-2018-03.
- 15.2 Notices pursuant to The Planning Act had been completed.
- 15.3 No correspondence was received.
- 15.4 No objections were received and no objectors were present.
- 15.5 Phil Rempel, representing Signex Manufacturing on behalf of the applicant was present at the hearing and provided that the sign will also allow for third party advertising. The applicant was prepared to answer questions.
- 15.6 There being no further discussion, Council meeting re-opened at 8:00 p.m.

R18-137 16. Councillor C. Penner, Councillor Funk RESOLVED that the City of Steinbach approve Conditional Use CU-2018-03.

-Un. Carried-

17. Delegation - Rob Balfour, 1 Beaverbrook Drive, on behalf of Calvary Chapel appeared before Council. He provided that Calvary Chapel is interested in a long term lease of the Steinbach Credit Union building located at 305 Main Street as a church. The parking requirement of the City by-law is an issue, as currently there is no day to day parking available for the location. Mr. Balfour indicated they only need the parking space on Sunday's or evenings when the Steinbach Credit Union is closed. Under Zoning By-Law 2055 section 197.2; two businesses can share parking stalls if they do not operate at the same time. Their desire is to occupy the SCU space. He asked that the City consider the parking request.

17.1 Mr. Balfour was prepared to answer questions of Council.

17.2 Discussion of Council followed.

17.3 Consensus of Council to refer to administration to provide a report at the July 3, 2018 Regular Council meeting.

18. Troy Warkentin, City Manager provided a report on the Rural Municipality of Hanover By-Law 2417-18 Development Plan proposed update. He provided that after review of the document some of the proposed Development Plan amendments do not comply with Provincial Land Use policies. A primary concern of the document is the development around the periphery that is considered incompatible next to an urban center and / or the lack of servicing considerations to urban standards that could impair the long term land use sustainability.

The following resolution resulted.

R18-138 19. Councillor Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach object to proposed By-Law 2417-18 of the Rural Municipality of Hanover, Development Plan.

-Un. Carried-

R18-139 20. Councillor Funk, Councillor C. Penner RESOLVED that the following accounts be approved for payment:

Disbursements (June 13, 2018)	\$2,178,880.50
Payroll (June 7, 2018)	\$48,147.31

-Un. Carried-

R18-140 21. Councillor S. Penner, Councillor Siemens RESOLVED that the Financial Statements for the period ending May 31, 2018 be accepted.

-Un. Carried-

- R18-141 22. Councillor Funk, Councillor Siemens RESOLVED that the building permits as issued during the month of May 2018 be accepted.
- Un. Carried-
- R18-142 23. Councillor Fehr, Councillor C. Penner RESOLVED that the City of Steinbach accept the following approved Business Licences. (list attached)
- Un. Carried-
- R18-143 24. Councillor S. Penner, Councillor Zwaagstra RESOLVED that the City of Steinbach accept the following accounts receivable be added to the tax roll:
- |                 |                                  |             |
|-----------------|----------------------------------|-------------|
| 451 0015040.000 | Steinbach Campus Foundation Inc. | \$25,433.10 |
|-----------------|----------------------------------|-------------|
- Un. Carried-
- R18-144 25. Councillor Zwaagstra, Councillor Funk RESOLVED that the 2017 Financial Reports as prepared by Chambers, Fraser and Co., be accepted.
- Un. Carried-
- R18-145 26. Councillor Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach receive and approve the 2018 PSAB based budget. (list attached)
- Un. Carried-
- R18-146 27. Councillor Siemens, Councillor Zwaagstra RESOLVED that the City of Steinbach approve Subdivision 4451-2018-8001, as applied for by the City of Steinbach on behalf of Steinbach Community Development Corporation.
- Un. Carried-
- R18-147 28. Councillor Fehr, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2105, being the Building by-law.
- Un. Carried-
29. Councillor Fehr provided that the Province provided an infrastructure programming session at a meeting held in Steinbach June 15, 2018. He asked if this could be included in the Summer Study Session agenda.
30. Councillor S. Penner asked if she could present a notice of motion.
31. Councillor S. Penner Councillor C. Penner  
WHEREAS The Steinbach Arts Council is located in an eighty-four year old building that is owned by the City of Steinbach;  
WHEREAS In a formal presentation to Steinbach City Council on October 10, 2017, the Steinbach Arts Council pointed out that the building they are in is in urgent need of improvements;  
WHEREAS The Steinbach Arts Centre recently received a \$65,000.00 grant from the Co-op Community Spaces program;  
WHEREAS The City of Steinbach would like recreation and culture capital projects to be done with both public funds and private funds;  
THEREFORE BE IT RESOLVED that the City of Steinbach match the \$65,000.00 Co-op Community Spaces grant and contribute \$65,000.00 for the purpose of repairing and improving the Steinbach Arts Council building, located at 304 Second Street.  
BE IT FURTHER RESOLVED that the funds for these upgrades come from the Recreation and Culture reserve.
- R18-148 32. Councillor Fehr, Councillor Zwaagstra RESOLVED that the motion be tabled.

-Carried-

Voting in Favor: J. Siemens, M. Zwaagstra, J. Fehr, C. Goertzen,  
Voting against: S. Penner, C. Penner, E. Funk

33. Correspondence and a grant payment (\$15,569.43) from The Minister of Municipal Relations - Mobility Disadvantaged Transportation Program were acknowledged.

Received as information.

34. Correspondence and a grant payment (\$45,207.32) from The Minister of Sustainable Development - Dutch Elm Disease Management Grant Program agreement were acknowledged.

Received as information.

35. Councillor C. Penner, Councillor Siemens RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:47 p.m.

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Mayor

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City Manager